

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: February 20, 2014

Meeting No.: 179

Project: EBDI PUD – Eager Park Pavilion Structures

Phase: Continued Final

Location: North Washington St. and Eager St.

PRESENTATION:

Scott Levitan, Senior Vice President of Forest City, the project developer gave a recap of the project. He stated the Master Plan is going through renewal and the park will now be embedded in the PUD. The EBDI School just opened, 190 units of apartments along the park will be completed school, and the hotel proposed for the south end of the park is scheduled to open in 2015. Peter Stubb of Gensler Architects discussed the park and pavilion design.

Mission- to create a dynamic green space that is fun, diverse, healthy and sustainable.

The Park's concepts are:

- Connecting City to Neighborhood
- Health and Wellness
- Bridging to communities- the University and the Baltimore Middle East community

The Pavillion

Design Concept:

- Located at the center of the middle 2 blocks of the park
- Acts as a central element of the bigger park statement
- Expresses the design idea of bridging by using structures that form a net
- All steel structure that provides shade
- Makes a gesture toward the lower scale of the pedestrian elements in the park
- Opens up to provide views
- Multi-purpose: shade and shelter
- Materials to connect with materials below the structure and relate to the park
- The stairs create a stage level

Design and Construction:

- Painted steel – graffiti resistance
- Segmented plate elements that form a weave
- 40% transparency
- In response to the previous comments of the panel:
 - Flatter structure
 - Lighter fascia

- Drainage addressed
- Graffiti Resistance
- Lighter structure to address heaviness and cost
- Retains east to west fold- landing east and lifting west
- The high side of the structure is 21', the low side 12'
- Folded roof form to provide open view, north to south, and drainage
 - Primary and secondary structural language
 - Cable supported ETFE @ 3'-0" centers
 - Secondary structures design with ETFE cables
 - Column placement and shape designed to reduce weight of the steel
- Underside of roof screened to conceal lighting
- Lighting-linear to activate the spine and stitching nature of the structure, and central down lighting for multiple needs below
- ETFE roof material, continuous sheet, provides shade but disappears
- Out rigged edge gives a lightness and winged feel

RECOMMENDATION OF THE PANEL:

- Concerned about snow loads, stretching and yellowing of ETFE roof material – Investigate how this material has aged over time/alternate metal mesh material since weather protection is minimal and the surface creates more sun protection than rain.
- Does the sheet have a memory of damage? Confirm that the embedded cables provide the continued stability for the material.
- The structure is beautiful, light, and makes an industrial reference – an improved interpretation from the original.
- The heavy element down the roof's spine is worrisome – investigate way to diminish the width of the spine or break down the components (referencing the edge detail of the canopy) within the area.
- Works well as a structural element in the park, and the grand statement linking north and south.
- Look at flexible photovoltaic material to use (if cost permit) in order to produce the power to light the structure continuously.

PANEL ACTION:

The Panel recommends final approval with comments.

Attending:

Scott Levitan, Curtis Adams – Forest City of Baltimore
 Chris Melander, Peter Stubb – Gensler
 Ryan Cosgrove, Joe Burkhardt – Mahan Rykiel
 Adam Bednar – The Daily Record

Ms. Jones-Allen* and Meany, Messrg. Burns and Bowden - Panel

Laurie Feinberg, Anthony Cataldo, Christina Gaymon, Tamara Woods, Wolde Ararsa - Planning